

# PLANNING & DEVELOPMENT SERVICES

# NEWSLETTER

## AUGUST 2011



*Building a Better Community with You*

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### PLANNER ON CALL

### FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or [POC@cstx.gov](mailto:POC@cstx.gov).

**Q:** How is landscaping determined for commercial developments? Is irrigation required?

**A:** Landscaping for non-residential commercial developments is determined on a point system--for every 1,000 square feet of site area 30 points of landscaping is required. The minimum total required, for any development, is 800 points.

Only plants that are listed in the approved Planting List (found in the Site Design Standards) qualify to receive points. These plant species were chosen due to how well they do in the College Station area. Other plantings may be used, but will not be considered towards the required landscaping points. Point value is based on the type and size of plant material that is being proposed. Every project must apply a minimum of fifty percent of its points towards canopy trees. Large developments can choose to phase the landscaping, but each phase must comply with the ordinance.

Existing trees that are in good health may qualify for landscape points. Existing trees that are properly barricaded are worth more points than those that are not barricaded. Also, credits can be awarded for water-conserving irrigation systems, parking areas that use enhanced paving, special features like public art or a water feature, and when a landscape plan is prepared by a licensed landscape architect or certified arborist.

All new landscaping is required to be irrigated. An irrigation system must be designed by a licensed irrigator and submitted for review with the landscape plan, which is part of the site plan application. Existing sites that wish to change their landscape designs can submit landscape and irrigation plans through site plan applications, indicating that only landscaping and irrigation will be altered. A building permit is required to review and inspect an irrigation system.

To view the plant material point values and the landscape ordinance, please refer to Section 7.5 of the Unified Development Ordinance, [www.cstx.gov/UDO](http://www.cstx.gov/UDO). A complete copy of the approved Plant Listing can also be found online at [www.cstx.gov/Modules/ShowDocument.aspx?documentid=3597](http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=3597).

For additional information regarding landscaping or irrigation, please contact the Planner on Call.



**CITY OF COLLEGE STATION**  
*Home of Texas A&M University®*

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## TRACKING THE NUMBERS

### New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 12 %	↓ 12 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, August 2010, and decreased when compared with two years ago, August 2009.

### New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 11 %	↑ 25 %

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, August 2010, and increased when compared with two years ago, August 2009.

### Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 4 %	↑ 15 %

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, August 2010, and experienced an increase when compared with two years ago, August 2009.

## BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946
APRIL	363	277	176	139	26	13	17	1011
MAY	413	331	221	192	19	8	11	1195
JUNE	418	345	246	214	28	14	15	1280
JULY	460	341	300	280	16	8	14	1389
AUGUST	343	306	298	242	33	17	18	1257

## CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301
APRIL	342	25	19	11	12	173	232	157	389	1360
MAY	142	18	15	7	10	298	182	232	430	1334
JUNE	179	9	21	17	4	148	157	290	520	1345
JULY	138	11	13	6	14	98	164	239	493	1176
AUGUST	151	15	63	14	13	242	78	139	459	1174

## REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500087	2862 North Graham Rd.	7.364	A-O to PDD	4-Aug-11	Approved	11-Aug-11	Approved
11-500112	2672 Horse Haven Ln.	2.69	R-1 & A-O to PDD	15-Sep-11		13-Oct-11	

**POPULATION: The August 2011 population estimate is 96,467**





## BUILDING PERMIT TOTALS:

Month of August 2011						Month of August 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	10	10	34,323	25,778	\$2,473,855	24	24	\$4,016,508
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	5	N/A	2,892	1,598	\$152,500	4	N/A	\$59,000
Residential Remodel	9	N/A	425	420	\$83,725	12	N/A	\$208,144
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$100,000	0	N/A	\$0
Residential Demolition	2	N/A	N/A	N/A	\$24,500	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	2	N/A	\$7,138
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	10	N/A	N/A	N/A	\$392,271	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	5	N/A	16,500	15,172	\$544,170	6	N/A	\$2,779,108
Commercial Remodel	9	N/A	N/A	N/A	\$447,060	4	N/A	\$1,300,500
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$29,304	4	N/A	\$272,273
Commercial Demolition	4	N/A	N/A	N/A	\$64,618	0	N/A	\$0
Commercial Slab Only	1	N/A	N/A	N/A	\$158,654	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$219,550	4	N/A	\$330,000
Sign	19	N/A	N/A	N/A	N/A	15	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	6	N/A	N/A	N/A	\$96,500	14	N/A	\$41,500
Roofing	4	N/A	N/A	N/A	\$27,222	3	N/A	\$22,082
<b>TOTALS</b>	<b>92</b>	<b>10</b>	<b>54,140</b>	<b>42,968</b>	<b>\$4,813,929</b>	<b>92</b>	<b>24</b>	<b>\$9,036,253</b>

January 1, 2011 - August 31, 2011						January 1, 2010 - August 31, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	333	333	803,523	633,115	\$44,718,035	377	377	\$52,225,737
Duplex	1	2	3,627	3,470	\$200,000	1	2	\$137,280
Tri-plex/Four-plex	0	0		0	\$0	0	0	\$0
Apartment	49	261	398,862	376,983	\$25,873,080	2	0	\$796,450
Residential Addition	56	N/A	34,089	24,520	\$2,348,037	45	N/A	\$1,369,524
Residential Remodel	87	N/A	31,898	30,348	\$2,002,580	77	N/A	\$1,417,989
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$171,700	3	N/A	\$49,500
Residential Demolition	27	N/A	N/A	N/A	\$261,870	9	N/A	\$35,000
Residential Slab Only-SF	13	N/A	N/A	N/A	\$206,512	18	N/A	\$1,572,148
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$20,000	0	N/A	\$0
Residential Slab Only-Apt.	14	N/A	N/A	N/A	\$752,271	8	N/A	\$768,732
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	39	N/A	123,644	113,602	\$38,472,374	44	N/A	\$145,953,873
Commercial Remodel	53	N/A	N/A	N/A	\$5,193,512	38	N/A	\$4,831,509
Commercial Addition/Retaining Wall	14	N/A	N/A	N/A	\$3,085,623	18	N/A	\$1,923,438
Commercial Demolition	16	N/A	N/A	N/A	\$241,588	9	N/A	\$181,700
Commercial Slab Only	2	N/A	N/A	N/A	\$226,654	3	N/A	\$199,900
Swimming Pool	39	N/A	N/A	N/A	\$1,887,353	42	N/A	\$1,579,574
Sign	91	N/A	N/A	N/A	N/A	81	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	32	N/A	N/A	N/A	\$457,092	25	N/A	\$79,600
Roofing	48	N/A	N/A	N/A	\$554,968	81	N/A	\$463,907
<b>TOTALS</b>	<b>921</b>	<b>596</b>	<b>1,395,643</b>	<b>1,182,038</b>	<b>\$126,673,249</b>	<b>882</b>	<b>379</b>	<b>\$213,685,861</b>

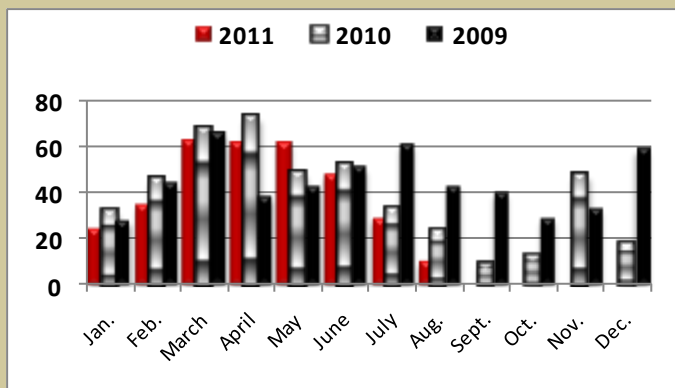




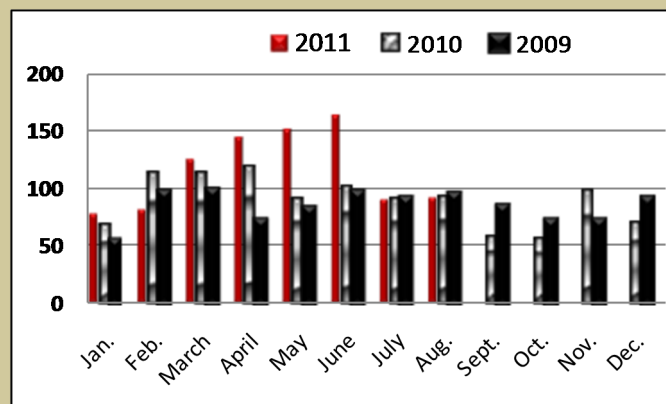
#### PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	333	333	\$44,718,035
Duplex	1	2	\$200,000
Tri-Plex/Four-plex	0	0	\$0
Apartment	49	261	\$25,873,080
New Commercial	39	N/A	\$38,472,374
Commercial Remodel	53	N/A	\$5,193,512

#### NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



#### TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



#### NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH

